

## **HISTORIC DISTRICT COMMISSION**

### **APRIL 21, 2011**

Attending Katy Kennedy (Voting for Jim Emmond), Tracy Vielle, Helen Rowe, Jamie Ramsay, Doug Chabinsky (voting for Neil), Bruce Fraser, Sally Wilkins, Tom Grella, and Jim Emmond (arrives at 7:20).

Meeting called to order at 7:00pm

**19 Mack Hill Rd.** Kevin Leen, Deck; Site walk 6:30. Jamie has a statement from abutters who have no contest to the deck. Katy also spoke with the resident at #12 Mack hill who also have no contest.

This deck will be all wood, 6x6 pressure treated, on sono-tubes. Shed is no longer a part of the application. Mr. Leen has withdrawn the shed.

Findings; edge of the historic district non-contributing, built in 1955, limited visible from the road or abutting property, post construction meets the Historic District Commissions requirements.

Motion made by Tracy to approve as submitted, minus the shed. Doug seconds, Sally and Tom abstain, motion approved.

**24 Courthouse Rd.**, Peter Hunter, replacing older single paned windows with double paned; this is mainly because of the windows are in disrepair, the windows are all post war and are not the original windows to the house, same exact mutton layout, same exact size. The new windows are all SDL, being replaced is just the sash, they are all wood construction with the exception of the grid between the glass panes. Jamie asks about the screens, as this information isn't included in the material. Jamie feels that a site walk is in order. Site walk is set up for Saturday, April 23<sup>rd</sup>. Jamie proposes that this be tabled until the site walk, seconded by Doug, all in favor.

**Founders way**, Mike Foisi; the 2 lights at an angle are perfect. Katy asks if the flickering can be adjusted, so that it does not flicker as much. Mike states that he thinks it is supposed to flicker a little to let you know that it is gas. He will check the manual for troubleshooting. The commission thinks that it looks nice.

Motion made by Sally moves to approve the light as is and seconded by Katy, Tom and Sally abstain as they were not here at the original submission.

**130A Amherst St.** Mr. Daniels, Jamie states that what is at this location, is not what was submitted and asks if it will be corrected. Mr. Daniels states that his intent was for a private lot, and he was shocked when he saw the amount of trees that were taken down. He will be putting in more trees, possibly evergreens, and create more of a meandering path. More trees were taken down when Pennichuck put in the water lines. A lot of rock/ledge was hit when they put in the water line. Jamie asks if the house is built higher than it was originally shown. Mr. Daniels states that they were able to get down to where they wanted it. Jamie reads the minutes, where it is stated that the house would not be seen, and the utilities should have been underground. Mr. Daniels states that he is trying to rectify the tree issue and the poles should be hidden by the trees. The Daniels did not intend for the house to be exposed. Jamie states that the Commission was very clear that

the utilities were to be underground. And asks why this happened. Mr. Daniels states that it is a budget issue. There was ledge on the lot, putting them underground was not feasible. Sally states that the home owner or contractor should have come back to the town and informed them of the changes. Jim states that a site walk is in order to see if what is there is approvable. If it is not, maybe mediation would be in order. It could be that what is there is approvable. Jim suggests another application, stating what is done, an "After the Fact" application. This should include a timeline and plan for landscaping. Jamie asks about abutter notification and if it is necessary for this application. Jim makes a motion that a new application will be submitted. New application process, abutters are notified by registered mail, to include as much detail as necessary. Sally seconds, Tom abstains. Motion approved. The next meeting is May 19<sup>th</sup>, site walk will be done, and the deadline for submission is April 28<sup>th</sup>.

**Boston Post Rd. Violation,** Mr. Allen; He knows that there is concern with the windows on the back of the barn. They were caught up in the big picture and do take responsibility for the work down. Jamie states that the windows in the rear are in public view, and asks what will be done to correct these windows. They can be seen from Knight St. Mr. Allen states that the plan is to have barn doors cover these windows. The commission does not think that these are approvable even with the barn doors. This elevation was tabled and never approved. Jim asks that Mr. Allen to look at the regulations and finds something appropriate. Mr. Allen states that he is not changing this window due to expense; this renovation went way over budget. He would like a more functional barn door, something that closes in the evening. Jamie states that the window, as it is, can not stay. Mr. Allen states that it was always what he heard that the commission focuses on the front of the house, it was never his intention to deceive the commission. He assumed that this was not going to be scrutinized because it was in the rear of the house. Jamie states that this is in the public view. Jim states that this can be discussed and drawings can be submitted, for discussion. Helen states that the commission can work with the Allen's on a time frame and solution. This window is ten feet wide, if he framed it in: would that work for the commission? Doug states that if he could make it so that it looks like a bunch of smaller windows put together, that would not be unusual for an older home. Jamie states that the commission can work with Mr. Allen but are in need of drawings. Discussion regarding possibilities follows. Doug suggests that Mr. Allen meets back with the commission around Labor day. Mr. Allen asks what the collective opinion is if he modified this window on the interior so that it looks like two windows with barn doors that would cover it. Jamie doesn't see much that can be done with this window, considering the width, the height, and the façade.

He doesn't see what can be done.

Sally makes a motion to move to accept the proposal that the home owner will work on some options by Labor Day and report back to the commission seconded by Doug, all in favor. Motion passes.

Jim states that the Plan should be looked at of the front elevation to be sure that it is in compliance.

Gary McGuire would like the Commission to look at the group sign on Huntington Common. The commission looks and discusses this topic. Jamie states that a permanent sign is not a solution for a temporary sign problem. Doug states that this will be hard to

read in passing. Tom states that the BOS will come up with a plan and requirements for this location.

Jamie has gotten a resignation letter from Beth Davis', she will be missed and the commission is grateful for her many years of service.

There is a new member, Bruce Fraser. The commission welcomes him.

Discussion follows in regard to commission members.

Motion made to adjourn at 9pm.